152.0	0008	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	866,300 / 866,300
					USE VALUE:	866,300 / 866,300
					ASSESSED:	866,300 / 866,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCLAUGHLIN JOHN J III-ETAL
Owner 2:	MCLAUGHLIN PATRICIA J
Owner 3:	
Street 1:	86 GRAND VIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1934, having primarily Vinyl Exterior and 1960 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6188.000	378,300	3,500	484,500	866,300
Total Card	0.142	378,300	3,500	484,500	866,300
Total Parcel	0.142	378,300	3,500	484,500	866,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 441.99 | /Parcel: 441.99

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 152.0-0008-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	378,300	3500	6,188.	484,500	866,300		Year end	12/23/2021
2021	101	FV	366,500	3500	6,188.	484,500	854,500		Year End Roll	12/10/2020
2020	101	FV	366,600	3500	6,188.	484,500	854,600	854,600	Year End Roll	12/18/2019
2019	101	FV	278,700	3500	6,188.	454,200	736,400	736,400	Year End Roll	1/3/2019
2018	101	FV	287,400	3500	6,188.	375,500	666,400	666,400	Year End Roll	12/20/2017
2017	101	FV	287,400	3500	6,188.	345,200	636,100	636,100	Year End Roll	1/3/2017
2016	101	FV	287,400	3500	6,188.	314,900	605,800	605,800	Year End	1/4/2016
2015	101	FV	271,000	3500	6,188.	308,900	583,400	583,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17614-95		11/1/1986		202,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2010	2289	Redo Bat	5,400					
12/27/1999	859	Alterati	3,000					deck

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6188		Sq. Ft.	Site		0	80.	0.98	9									484,510						484,500	

Total AC/HA: 0.14206 | Total SF/SM: 6188 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 484,510 | Spl Credit: | Total: 484,500

User Acct

101142

GIS Ref

GIS Ref

Insp Date

05/22/18

!11953!

PRINT

Date	Time
12/30/21	13:29:26

LAST REV

Date	Time
06/18/18	13:43:39
apro	

PAT ACCT. 11953

USER DEFINED

Prior Id # 1:	101142
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
5/22/2018	Inspected	CC	Chris C
5/2/2018	MEAS&NOTICE	BS	Barbara S
11/8/2008	Meas/Inspect	189	PATRIOT
11/2/2000	Hearing Chag	189	PATRIOT
1/11/2000	Inspected	276	PATRIOT
11/22/1999	Measured	270	PATRIOT
7/14/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1934	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.24523807
Const Adj.:	0.98990101
Adj $ / SQ:	160.246
Other Features:	73550
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	464780
Depreciation:	86449
Depreciated Total:	378331

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

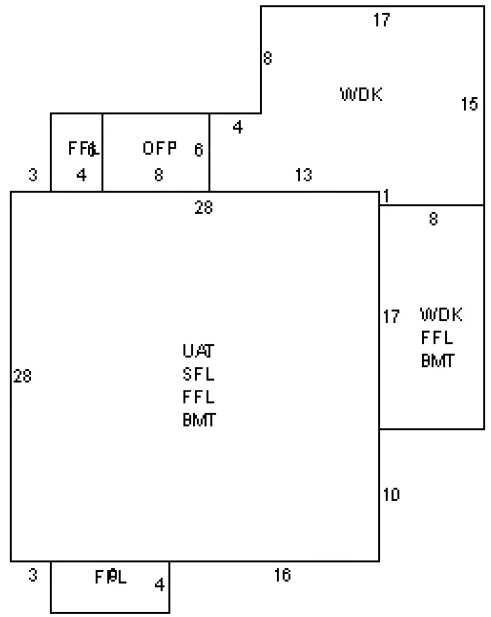
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	176.27
Special Features:	0	Val/Su Net:	113.47
Final Total:	378300	Val/Su SzAd	214.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	980	160.250	157,041
BMT	Basement	920	48.070	44,228
SFL	Second Floor	784	160.250	125,633
WDK	Deck	406	8.380	3,401
UAT	Upper Attic	196	84.610	16,584
OFP	Open Porch	48	43.560	2,091

Net Sketched Area:	3,334	Total:	348,978

Size Ad	1764	Gross Area	3922	FinArea	1960

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	RRM	100	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0008-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1934	26.36	T	40	101			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:		Total:	3,500

IMAGE

AssessPro Patriot Properties, Inc